

Planning & Zoning Meeting Minutes

22 June 2022

Roll Call

Members Present: Rebecca Marasco, Jilana Wilson, John Willard

Absent: Luke Thomas, Jim Fennemore

Town Staff: Roseann Lamar-Town Clerk, Michael Wooleyhand-Town

Manager/Finance Clerk

Public Attendees: Mike Marasco, Sal Leone-Salt Air Homes II, LLC, Jennifer Reitz UD IPA

Meeting called to order at 6:31 pm

Pledge of Allegiance

Moment of Silence

Adoption of Agenda: Motion by John, Second by Jilana, all in favor

Adoption of Minutes: Motion by John, Second by Jilana, all in favor

New Business: Variance Request-N. Caesar Rodney Ave, Presented by Sal Leone with Salt Air Homes II, LLC. Applicant is seeking a variance request on the lot at N. Caesar Rodney Ave. the current Land Use and Development code requires that a lot size be sixty square feet to construct a single-family home. The existing lot size for this property is fifty square feet which does not meet the minimum lot requirements. Applicant is asking for the lot width to be approved for the fifty square feet to build a single-family home. Presented plot plans for home that would be built on lot if approved by the Board of Adjustments. Would meet all the current Land Use and Development setbacks. The home would be built in conjunction with the other homes in this area to keep the same look of the area. The planning and zoning commission feels that this request should be sent to the Board of Adjustments for review. Committee was pleased with plot plans of the home and thought the home would fit in perfectly with the surrounding houses. They do not see any reason why Salt Air Homes II, LLC should not move forward with their plans.

Motion by John with a second by Jilana to approve the Variance request as presented and refer to Board of Adjustments for review.
None Opposed. Motion carried.

Land Use and Development Discussion/Update with Jennifer Reitz-UD IPA.
Suggestion made to add a conditional use be required onto Recreational Facilities, Self-Storage and Distribution Centers. Put a conditional use in place so that the Planning and Zoning Commission can determine whether or not the proposed use satisfies the purposes section of the zoning ordinances and meets specific requirements detailed in the ordinance. Question on is there too many or too few conditional uses. Commission is satisfied with how the conditional uses are set in place. Need to have a conditional use on Boarding House and Social Services. Need to refine definitions for Medical Clinic, Boardinghouses and Social Services. Currently no definition in Land Use and Development Code for Boardinghouses. Question brought up on allowing asphalt plants into town. Some municipalities do not allow these and there is nothing currently in our code on this. Need to look into State Laws for allowing asphalt plants into town. Need to look into possibly adding ducks along with backyard chickens in Section 4-5 Pets on Property used for Residential Purposes.

Landscaping considerations-tree retention, protection, and replacement. Trees on streets landscaping for nonresidential development. Also need to consider parking lot landscaping for commercial properties. Commission would like to see more islands added into landscaping in Section 10-4 Landscaping. Need a definition of an island added. Need to determine the minimum size for the islands in developments and on commercial properties.

For parking lots add some type of landscaping/tree after every ten parking spots, this will help with shading. Discussion on lighting in residential areas most municipalities have lights between twenty to thirty feet apart. Need to check on Kent County website to see how they regulate residential lighting. Also need to consider open space areas for their usage, what percentage and how the town would like to see it used for infrastructure.

Review of Sections 15&16 of Land Use and Development Code-Tabled until July's meeting

Old Business: None

Next Regular Meeting:

July 27, 2022 @ 6:30pm

Public Comments: None

Adjourn: Meeting adjourned at 7:45 pm Motioned by John Second by Jilana, all in favor